

LULU CITY HOMEOWNERS ASSOCIATION
Minutes BOARD MEETING
January 17, 2018, 3:30 P.M. (MST)
Wilkinson Public Library – Meeting Room
100 West Pacific Street
TELLURIDE, CO 81435

1. Roll call, determination of quorum and certification of proxies. Board members Present: Jill O’Dell, Mark Koskovich, Jan Davy, Kelly McGinty, Michael McAllister and Nicki Bergstrom Noel
Also Present: Kate Jones, Owner 4H, Nicole Pieterse, HOA attorney and Judi Balkind, HOA Manager
2. Motion to approve/waive notice of meeting. *Jill O’Dell made a motion to approve notice of the meeting, seconded by Jan Davy and passed unanimously.*
3. Determination of quorum of Board – Majority of the total number of Directors seats (both filled or vacant).
Board is 7, Quorum 4
Act of majority of quorum of Directors is an act of the Board
4 Votes =act of Board
4. Approval of Agenda. *Jill O’Dell made a motion to approve the agenda, motion seconded by Jan Davy and passed unanimously.*
5. Approval of the minutes from the December 9, 2017 Board meeting. *Jan Davy made a motion to approve the minutes from the December 9, 2017 meeting, seconded by Jill O’Dell and passed.*
6. Request to Speak on Agenda topics
 - a. None.
7. New Business:
 - a. Hardwiring of Alarms. A bid has been presented from Master Security (aka Vyanet) to hard wire the “sounders”. Another vendor has been contacted to request another bid. The bids will be reviewed at the next board meeting.
 - b. Deck and Post Project. Mike McAllister reviewed Mark Carlson’s proposals for the deck post and beam project as three different Phases:
 - Phase 1-A – Estimate 229 - Lower Post Replacement for \$48,350.40, but this does not include HARC/engineer’s fees.
 - Phase 1-B – Estimate 230 - East Deck Structure for \$48,294.40 – **Decks owned by 2 unit owners so costs will be incurred by them.**
 - Phase 2 – Estimate 231 - Concrete Sidewalk Replacement for \$3,684.80
 - Phase 3- Estimate 232 - Sand & Stain upper deck structures for

\$24,360.00. **Mike recommends waiting on this proposal**

- Phase 4 & 5 – Estimate - Paint existing Post & Beans for \$18,984.00.

Mike recommends waiting on this proposal.

Mike has suggested the HOA prepare to spend approximately \$55,000 for estimate #229 & #231 for immediate needed repairs. Discussion ensued.

Mike will contact Mark to set up a contract for the phases of work contemplated and submit that to us to review prior to our meeting.

- c. Review of Updated Pet Policy by Nicole Pieterse. The board has reviewed and approved the Pet Policy provided by Nicole Pieterse. The Pet Policy will be recorded through the San Miguel County Recorder's office.
- d. Review of Kate Jones request for approval for renovations of her unit. Kate Jones has requested approval from the Board for renovations to her unit which includes installing new appliances, which involves updating the electrical and plumbing to bring it to current code. She would like to remove a partition and has hired Jesse Pekkalla, engineer to inspect and submit any needed engineering plans. Jesse Pekkalla has signed off on the plans. Discussion ensued.
 - Nicole Pieterse updated the board on "rogue remodels that occurred at Tomboy Lodge" and noted the town of Telluride shut this property down from any remodels for 3 year period. She suggested beefing up LuLu City HOA's construction policies and notifying owners they must get HOA approval for any construction and repairs affecting the HOA's common elements which include electrical, plumbing and other repairs. The owner must follow the Town's codes compliances and request the necessary permits. ***Mark Koskovich made a motion to request Nicole Pieterse work with Mike McAllister to create a document that would be communicated to the owners regarding the procedures needed on a remodel, which would include the penetrations into common space/attic space, increased square footage and replats. Jan Davy seconded and motion passed.***
 - ***Michael McAllister made a motion to grant approval to Kate Jones for her interior renovations to her unit as described in her email and with the understanding that if any further penetrations to the common area occur she will submit another request for approval. Jill O'Dell seconded the motion and passed unanimously.***
- e. Update on window specifications for replacing Half-Moon with rectangular windows. Mark McLeod is waiting for the approval letter from the LuLu City Board to the Town of Telluride in order to proceed with the replacement. The approval letter will be sent as soon as possible.
- f. Update on Zutler Loan. The Zulters have paid their loan off in full.
- e. Other. –None.

Jill O'Dell requested that Nicole Pieterse, attorney provide legal documentation to use in future requests.

8. Next meeting: February 15, 2018.
9. Adjourn: Kelly McGinty made a motion to adjourn.

Respectfully submitted:

_____/jb/_____
By: Jarmik Property Management Inc.
Judi Balkind, HOA Manager